WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **SEPTEMBER 19, 2005**

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLIE A. BUCHANAN and FELICIA J. BUCHANAN	SAME	MAP 59-5 PAR 179
(NAME) 4135 FARMVIEW DRIVE	(NAME)	
(ADDRESS) NASHVILLE, TN, 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **DEBRA A. POWELL and GREGORY POWELL, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLIE A. BUCHANAN and FELICIA J. BUCHANAN, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Buena Vista Estates, Section 5, of record in Book 4460, Page 22, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gregory Powell and wife, Debra A. Powell by deed from Charles Terrell and wife, Gladys W. A. Terrell of record in Book 6657, Page 876, Register's Office for Davidson County, Tennessee, dated 9/12/85.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 09/28/05 14:08 2 pgs
Fees:13.00 Taxes:443.63
20050928-0116598

Witness my/our hand(s) this day 09/19/05.

DEBRA A. POWELL, Seller

GREGORY POWELL, Seller

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named DEBRA A. POWELL and GREGORY POWELL, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **day 09/19/05.**

My Commission Expires: My Commission Expires March 22, 2008

Notary Public

Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203

